

**Nevarez**

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**Date** Sat 5/30/2026 5:58 PM

**To** Sasha Peña <77pena@gmail.com>; Jody Weaver <jweaver@portlavaca.gov>; Derrick Smith <dsmith@portlavaca.gov>; Luis De La Garza <ldelagarza@portlavaca.gov>; Steven Thorne <SRT1969@msn.com>; WRButlerCon@outlook.com <WRButlerCon@outlook.com>; Daniel Aguirre <daguirre@portlavaca.gov>; Timothy Dent <tdent@portlavaca.gov>; Sissy Rigby <srigby@portlavaca.gov>; Rose Stewart <rstewart@portlavaca.gov>; Rosie Padron <rpadron@portlavaca.gov>; Justin Burke <jburke@portlavaca.gov>; Oralia Munoz <omunoz@portlavaca.gov>; lupam01@gmail.com <lupam01@gmail.com>; Jerry Smith <jerrysmith@portlavaca.gov>

 2 attachments (1 MB)

Port-Commission-Regular-Minutes-04-21-2020.pdf; 20260409111304881.pdf;

To the Port Commission and City Council,

I would like to respectfully request that the City review the easement that was obtained across my property and consider working with me to create an amended agreement that is fair to both the City and the property owner.

On April 3, 2020, I entered into a contract to purchase the property where an easement is established by the city and prior land owner, The Thornes. The original closing date was scheduled for April 17, 2020. During that period, while the property was already under a valid purchase contract, discussions were taking place between the seller and the City regarding an easement across the property Kevin and I were intentionally not allowed to be included in the agreement as future owners of the land.

Had Kevin and I been included in those discussions while we had a private contract already signed to purchase land and a closing date was already announced prior to a easement discussion I believe a more balanced agreement could have been reached that protected both the City's interests and the interests of the future property owners. Instead our closing date was pushed backed to April 30th 2020 so the easement could be finalized on April 28th, leaving future owner without an opportunity to participate in negotiations that would directly affect the property for years to come.

For more than six years, we have continued investing in this property while working toward our vision of reopening and improving the historic seafood market and supporting our local commercial fishing industry. For more than six years we have been denied numerous times and bounced back and forth between councils even prevented to be allowed to speak at council meetings to protect the city's interest of the development of the city sidewalk on Smith Harbor seawall. That was confirmed in Port

Commission meeting in May 2026 by Jody Weaver when council member asked why have the Nevarez been prevented to even park shrimp boats in Smith Harbor. Countless efforts to park a shrimp boat in Smith harbor for six years was denied countless times and there has been no construction on the area Nevarez's are requesting to park boats.

Throughout this time, where easement is located, the Nevarez's have paid taxes on the entire property, including the area affected by the easement which is 1800 sq.ft. Which the Nevarez's also remain subject to the impacts of any maintenance, improvements, repairs, development activities, utility installations, drainage modifications, or future upgrades associated with the easement area.

**My request is not to remove the easement or hinder the City's access or operations. Instead, I am requesting that the easement be reviewed and amended in a manner that fairly recognizes the rights and responsibilities of both parties making a modification with allowing two shrimp boat slips in Smith Harbor.**

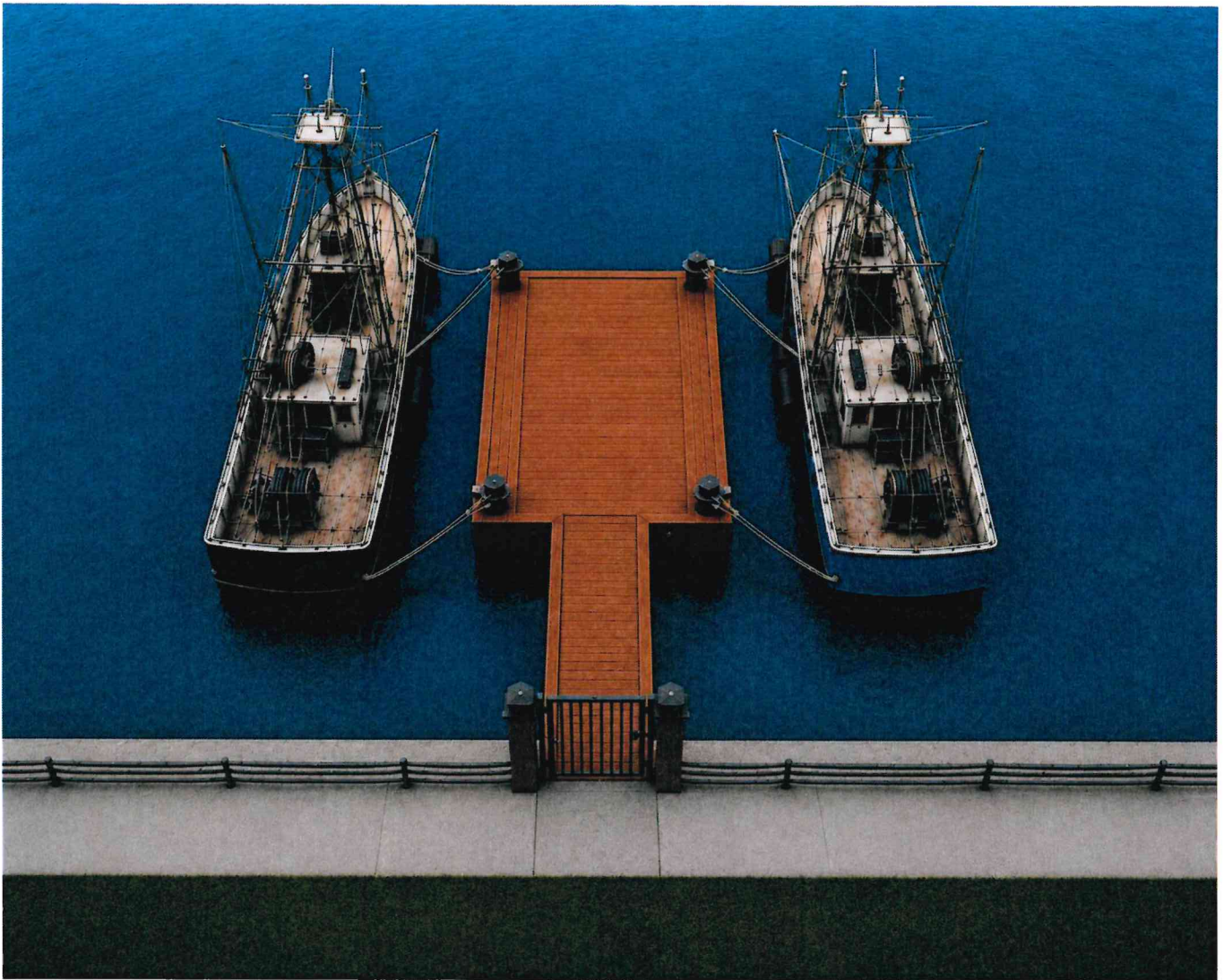
Specifically, I would like the City to consider incorporating provisions addressing:

- The construction; by the Nevarez and continued use of two boat docking areas adjacent to the property rent free. **That will compensate the Nevarez for taxes paid on the property where the easement is located on property 104' long on entire**

- Access to the vessels used in support of Nevarez Seafood Co. through a locked gate that restricts public access.

*We understand that there is already an engineered designed of the walk way that the GLO has given a grant for. We are requesting lock door to prevent public access and allow the Nevarez and city access to the dock that will be off the pier directly to the walkway.*

- Water intake and return plumbing systems from the harbor for live wells used to keep seafood and bait alive for public sale.



- Coordination and communication between the City and property owner before significant modifications or construction occur within the easement area.

- Recognition that the property owner continues to pay taxes on land subject to the easement and should have a meaningful role in decisions that directly affect the property's use and value.

I believe there is an opportunity for a cooperative solution that benefits everyone involved. The City can continue to achieve the purpose of the easement and nature walk while also supporting a locally owned business that purchases seafood from local commercial fishermen, contributes to the local economy, attracts tourism, and preserves a long-standing part of our community's waterfront history.

I respectfully ask that the City and Port Commission consider opening a discussion regarding an amendment to the easement so that both parties can move forward under an agreement that is equitable, transparent, and beneficial to the long-term future of the harbor and our community.

Thank you for your time, consideration, and willingness to review this request.

Respectfully,

Sasha Peña Nevárez

Nevarez Seafood Company  
Evelyn's Seafood Market

Mr. & Mrs. Nevárez  
Kevin & Sasha